



23701 Eastside Rd, Willits, CA

Offering Memorandum

Price \$4,150,000



# *Salient Facts*

<b>Location</b>	<b>23701 Eastside Rd, Willits, CA 95490</b>
<b>County</b>	<b>Mendocino</b>
<b>APN</b>	<b>108-120-17-00 - 96.8 acres 108-120-11-00 - 36.9 acres 108-150-06-00 - 36.9 acres 108-181-01-00 - 40 acres 103-180-08-00 - 40 acres</b>
<b>Parcel Size</b>	<b>250.6 +/- acres</b>
<b>Plantable Land</b>	<b>70 +/- acres</b>
<b>Infrastructure</b>	<b>5500+/- SF custom home 1800+/- SF farmhouse Covered Arena 6 Stable Shed Row Barn Tack Room</b>
<b>Water</b>	<b>35+/- gmp well 200+/- gpm ag well Three 3000 gallon holding tanks</b>
<b>Zoning</b>	<b>Ag40</b>
<b>Price</b>	<b>\$4,150,000</b>

The iconic Wagon Wheel ranch dates back circa 1920s and is comprised of 5 AP#'s and 250+/- ac. AG40. This beautiful multi-faceted property is located off a paved county road in the Willits Valley, one hour north of Sonoma County and 2.5 hours from the Golden Gate Bridge, making it easily accessible from the Bay Area. The ranch is comprised of 70+/- acres of hay ground and 175+/- acres of mature timber and oak woodland. The centerpiece of the ranch is a 5,500 square foot custom estate built in 2008 with special attention given to the entertaining lifestyle. An outdoor pavilion provides recreational enjoyment in conjunction with your custom inground pool and hot tub. A separate farmhouse plus in-law unit that has been recently renovated greets you as you enter the ranch. Beckoning at the southwest edge of the ranch sits your own private lake stocked with bass, a second pond for recreation, 6 stable horse barn, tack room, and 2 hay barns. The property has a domestic well and ag well.



# Property Amenities

## Main House

New Sub Zero cabinet refrigerator

Viking Stove - 6 burner induction

Over the stove water faucet

2 Viking ovens in Butler's pantry

2nd dishwasher in Butler's pantry

2 ovens in main kitchen (1 GE monogram, 1 GE conventional/convection oven)

Built-in vacuum system

Outdoor hot / cold water shower

Main house water system

- Chlorinator on upper tank

- Water softener

- UV light treated

- Filtration

Large outdoor hot tub

Master Bath

- Spa tub

- Towel heater

- Steam room / shower

Two 50-gallon hot water heaters

Three attic spaces

- Access stairs

Outdoor sink in covered patio

Saltwater pool

- Pebbelite surface

- Motorized cover

- Solar heated

### **Paul Walia**

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### **Tony Ford**

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# Property Amenities

## Farm House

New roof  
House  
Garage  
New foundation  
In-law unit  
Garage  
New Trex front porch  
House / in-law unit rewired (an red barn)  
House / in-law unit updated plumbing  
First-floor all new windows (excluding dining room)  
New external doors  
First-floor all new floors  
First-floor remodeled bathrooms  
Kitchen new center island / stover / vent  
Stone veneer on foundation  
New septic tank

## Stone Pillar Front Gate

## Covered Arena

Ocean sand base  
Solar panels

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## Water System

New 35-gallon per minute well  
3,000 gallon tank above house  
90 lb / square inch pressure  
Two 3,000-gallon tanks above stables  
1 new  
New 200-gallon per minute well pump for  
agricultural well

## 6 Stable Shed Row Barn

## Tack Room

# Gallery







*Tony Ford*

Founder

DRE 01406167

Vineyard , Winery & Estates

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COMPASS

*This information herein believed reliable but not guaranteed.*